

**THIRD AMENDMENT TO
CONDOMINIUM DECLARATION OF
CHATEAU DE MUGNIER,
A CONDOMINIUM:**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

AMENDMENT TO ARTICLE II, SECTION 2 & ARTICLE III, SECTION 3

KNOW ALL MEN BY THESE PRESENTS THAT on this 21st day of November, 2001, before me, Donald E. Theriot, a Notary Public duly commissioned and qualified for the Parish of Orleans, State of Louisiana, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

MARY BROWN, wife of/and RICHARD W. BALLARD
(the Owner of Unit A1 of Chateau de Mugnier, A Condominium);

TONI WILSON LEDBETTER
(the Owner of Unit A2 of Chateau de Mugnier, A Condominium);

ANN KENAMOND, wife of/and BOYD L. McPHAIL
(the Owners of Unit A3 of Chateau de Mugnier, A Condominium);

ROY A. KITE, III
(the Owner of Unit A4 of Chateau de Mugnier, A Condominium);

NANCY ELLEN MEYER
(the Owner of Unit B5 of Chateau de Mugnier, A Condominium);

BRYAN D. BURNS, JR.
(the Owner of Unit B6 of Chateau de Mugnier, A Condominium);

VERNELL ALLEN, wife of/and ARTHUR J. GUILLOT, JR.
(the Owner of Unit B7 of Chateau de Mugnier, A Condominium);

CHRISTOPHER L. YOUNG
(the Owner of Unit B8 of Chateau de Mugnier, A Condominium);

DEVRY MAE SHUART
(the Owner of Unit D13 of Chateau de Mugnier, A Condominium);

MARY KATHLEEN REGIMENTI SMITH
(the Owner of Unit D14 of Chateau de Mugnier, A Condominium);

(collectively the "Appearers")

St. Tammany Parish 926
Instrmnt #: 1281814
Registry #: 1115203 PSH
12/28/2001 10:16:00 AM
MB CB X MI UCC

Except as otherwise limited by this Declaration or the Condominium Documents, each Owner shall have the right to use the Common Elements and the portion of the Limited Common Elements reserved for the exclusive use of his Unit for all purposes incident to the use and occupancy of his Unit as a place of residence, and such other incidental uses as may be permitted by the Condominium Documents, which right shall be appurtenant to and an inseparable part of the Unit and pass with transfer of ownership of the Unit. No Unit Owner, however, shall have the right to use any portion of the Common Elements forming a part of the Limited Common Elements reserved for the exclusive use of another Unit, except to the extent that access to any portion of the Common Elements, including Limited Common Elements, may be necessary to perform maintenance or repairs to any Unit, including underground utility services for any Unit.

THUS DONE AND PASSED in the presence of the undersigned competent witnesses, on this 21st day of November, 2001.

Mary Brown Ballard
BY: MARY BROWN BALLARD

Richard W. Ballard
RICHARD W. BALLARD

Toni Wilson Ledbetter
TONI WILSON LEDBETTER

Ann Kenamond McPhail
ANN KENAMOND McPHAIL

Bond L. McPhail
BOND L. McPHAIL

Roy A. Kite, III
ROY A. KITE, III

Nancy Ellen Meyer
NANCY ELLEN MEYER

Bryan D. Burns, Jr.
BRYAN D. BURNS, JR.

Vernell Allen Guillot
VERNELL ALLEN GUILLOT

Arthur J. Guillot, Jr.
ARTHUR J. GUILLOT, JR.

Christopher L. Young
CHRISTOPHER L. YOUNG

Devry Mae Stuart
DEVRY MAE SHUART

Mary Kathleen Regimenti Smith
MARY KATHLEEN REGIMENTI SMITH

WITNESSES:

Christa Sullen

Robert W. Kite

Doreen M. Muesel
NOTARY PUBLIC

UNANIMOUS CONSENT OF THE UNIT OWNERS OF "CHATEAU DE MUGNIER, A CONDOMINIUM" TO THE THIRD AMENDMENT TO THE CONDOMINIUM DECLARATION

The undersigned, representing one hundred percent (100%) of the Unit Owners of the "Chateau de Mugnier, a Condominium" and operating pursuant to Article XIII of the Condominium Declaration (the "Declaration") and Article X of its Bylaws, hereby take, affirm and ratify the following amendments to the Declaration.

WHEREAS, Article II of the Declaration, provides that the Condominium contains 14 "units";

WHEREAS, Article III of the Declaration, as amended by the Second Amendment to the Declaration, provides that the percentages of common element ownership, responsibility for common expense assessments and voting rights were to be allocated among the units and to their owners in the percentages shown in Article III ;

WHEREAS, only 10 units have been physically completed as of the date hereof;

WHEREAS, the construction of planned additional 4 units, namely units C9, C10, C11, and C12, has not been commenced as of the date hereof;

WHEREAS, on advice of their counsel, the Unit Owners have concluded, as a matter of law, that unbuilt and uncompleted units can not, under the Louisiana Condominium Act, L.S.A.-R.S. 9:1121.101 et seq., constitute "units" as that term is defined in L.S.A.-R.S. 9:1121.105, and that the Declaration erroneously lists unbuilt improvements as "units".

NOW, THEREFORE, all of the Unit Owners hereby unanimously authorize this Third Amendment to the Declaration, as follows:

1. Article II, section 2 of the Declaration styled "Unit Designation" , is amended to provide as follows:

Unit Designation. All Units situated on the Condominium Property are delineated on the plat plan attached as Exhibit A-2 hereto and made a part of this Condominium Declaration, and the Unit Designations which shall be used to legally describe and identify each of the Units are as follows:

Unit A1	Unit A3	Unit B5	Unit B7	Unit D13
Unit A2	Unit A4	Unit B6	Unit B8	Unit D14

The Unit designations set forth above, and as more particularly set forth in Exhibit A-2 attached hereto, shall be considered the legal description of the Units for purposes of describing any Unit and shall be included in any sale, mortgage or other instrument or Act conveying or transferring or effecting a conveyance or transfer of an interest in a Unit.

2. Article III., section 3 of the Declaration, styled "Ownership and Use of Common Elements", is amended to provide as follows:

Ownership and Use of Common Elements. Ownership of each Unit shall also include, as a part of the Condominium Parcel comprising the Unit, ownership of an undivided percentage interest in the Common Elements. The share or percentage of ownership interest for each Unit in the Common Elements is as follows:

Unit A1 - 10%	Unit A3 - 10%	Unit B5 - 10%	Unit B7 - 10%	Unit D13 - 10%
Unit A2 - 10%	Unit A4 - 10%	Unit B6 - 10%	Unit B8 - 10%	Unit D14 - 10%

The exclusive right to use those Limited Common Elements which are reserved to a particular Unit, as provided above, shall also form part of the Condominium Parcel comprising that Unit and shall be an inseparable, component part of the Unit and of ownership of the Unit. Any act effecting a transfer of a Unit shall also effect a transfer of the appurtenant rights to the designated Limited Common Elements reserved for the exclusive use of the Unit.

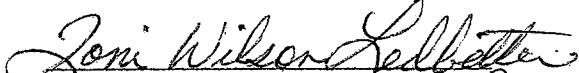
Except as otherwise limited by this Declaration or the Condominium Documents, each Owner shall have the right to use the Common Elements and the portion of the Limited Common Elements reserved for the exclusive use of his Unit for all purposes incident to the use and occupancy of his Unit as a place of residence, and such other incidental uses as may be permitted by the Condominium Documents, which right shall be appurtenant to and an inseparable part of the Unit and pass with transfer of ownership of the Unit. No Unit Owner, however, shall have the right to use any portion of the Common Elements forming a part of the Limited Common Elements reserved for the exclusive use of another Unit, except to the extent that access to any portion of the Common Elements, including Limited Common Elements, may be necessary to perform maintenance or repairs to any Unit, including underground utility services for any Unit.

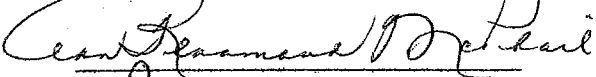
3. Exhibit "A-1" to the Declaration is amended to remove the references to the unbuilt units, namely units numbers 9C, 10C, 11C and 12C.

This Unanimous Consent of Unit Owners is dated November 21, 2001.

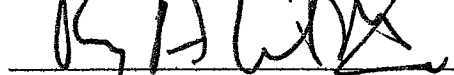

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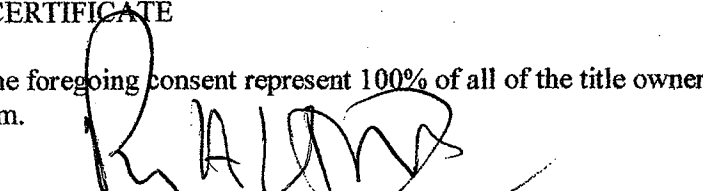

DEVRY MAE SHUART

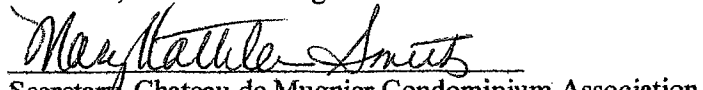

MARY KATHLEEN REGIMENTI SMITH

CERTIFICATE

The undersigned certify that the subscribers to the foregoing consent represent 100% of all of the title owners of Units at the Chateau de Mugnier, a Condominium.

November 21, 2001


President, Chateau de Mugnier Condominium Association


Secretary, Chateau de Mugnier Condominium Association

Date: 01/07/2002

St. Tammany Parish Clerk of Court
Malise Prieto, Clerk of Court
P.O. Box 1090
Covington, Louisiana 70434
(985) 898-2430

1

Account: 926 Bordelon, Hamlin, Theriot & Hardy
701 South Peters ST. Ste.100
New Orleans LA 70130

Reg No. 1115203	0	Inst No: 1281814	12/28/2001	Beg. Balance \$0.00						
		CHATEAU DEMUGNIER		to	AMENDMENT					
4	@	8.00	D =	\$32.00	Add page					
3	@	3.00	D =	\$9.00	Clock Copy					
1	@	15.00	D =	\$15.00	First page					
1	@	10.00	D =	\$10.00	Non/Stan					
1	@	5.00	D =	\$5.00	Policejury					
		Total		\$71.00	Cash	0.00	Check	71.00	End Balance	\$0.00

Memo: 3 CLOCKED COPIES

Ck# 3524